

Tract No. CDW-1489, Parcel 1

ATTORNEY'S FINAL CERTIFICATE OF TITLE

To Gwalia (USA) Ltd.

I hereby certify to Gwalia (USA) Ltd.

that I have carefully examined \*(all public records affecting the title to the real estate described in the deed referred to below) (an abstract purporting to reflect the contents of all public records affecting the title to the real estate described in the deed referred to below as permitted in Note 1 below), none of which I have any reason to doubt, from the time and date of my preliminary certificate of title in respect of said real estate, dated April 10, 1990, to the time and date of this certificate, and find that nothing whatsoever has been filed or recorded in said records or come to my attention during said period that adversely affects the title to said real estate. I further certify that a valid and marketable fee simple title to said real estate is vested of record, as of the time and date of this certificate, in Gwalia (USA) Ltd. by warranty deed duly executed by Frazier Pulpwood Company, Inc. dated May 31, 1990, and filed for record at 10:39 o'clock A.M. on June 12, 1990, and recorded in Deed Book 586, Page 284, in Chester County, State of South Carolina, free and clear of all liens, encumbrances, defects, objections, interests, and all other matters adversely affecting the same except as set forth in the aforementioned deed.

Time: 10:39 A.M.

Date: June 12, 1990

W.L.D. Marion  
Attorney

Note 1: In all instances, certificates will be based upon personal examination of the public records, except in Alabama where certificates may be based upon abstracts furnished by licensed abstractors or abstract companies, in which case the name of the abstract company, the date of the abstract, the number of pages, and the period covered thereby must be furnished.

\* Delete one.



10755537

002030

This Instrument Prepared by:  
Gaston, Gaston & Marion, P. A.  
Attorneys at Law  
P. O. Drawer 608  
Chester, S. C. 29706

Forward Tax Notices to:  
Gwalia (USA) Ltd.  
1675 Broadway, Suite 2350  
Denver, Colorado 80202

Tract CDW-1489

STATE OF SOUTH CAROLINA )

COUNTY OF CHESTER )

WARRANTY DEED

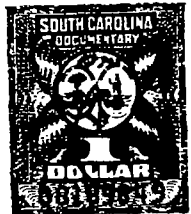
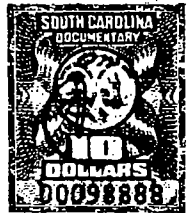
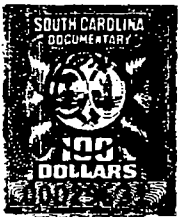
JUN 17 10 39 AM '90  
CLERK OF COURT  
CHESTER COUNTY, S.C.

KNOW ALL MEN BY THESE PRESENTS, That FRAZIER PULPWOOD COMPANY, INC., of Chester, South Carolina, in consideraion of the sum of ONE and no/100 (\$1.00) DOLLAR and other valuable consideration (Affidavit filed), in hand paid at and before the sealing and delivery of these presents by GWALIA (USA) LTD., a Delaware Corporation with offices at 1675 Broadway, Suite 2350, Denver, Colorado 80202, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released and by these presents does grant, bargain, sell, and release unto the said GWALIA (USA) LTD., that tract or parcel of land situate as follows:

ALL that tract or parcel of land situated, lying, and being in Chester County, South Carolina, containing 131.21 acres, more or less, and being more fully shown and described on a plat of a survey for Bowater, Inc. Carolina Division Woodlands Tract CDW-1489, Parcel 1, made by Michael R. Mills, Registered Land Surveyor No. 11606, dated April 9, 1990, and recorded in the office of the Clerk of Court for Chester County, South Carolina, in Plat Cabinet "B" at Slide 132 pg. 10, which plat is incorporated into this description by reference thereto and to which plat reference is made for a metes and bounds description of said land.

BEING a portion of the property conveyed to Frazier Pulpwood Company, Inc. by deed from Esther A. Betts as Trustee dated June 21, 1979, recorded in the office of the Clerk of Court for Chester County, South Carolina, in Deed Book 498, Page 565, and by deed of James A. Betts and Mildred Elizabeth Betts Sheffield dated May 30, 1979, recorded in the office of the Clerk of Court for Chester County, South Carolina, in Deed Book 498, Page 647.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise incident or appertaining.



TO HAVE AND TO HOLD all and singular the said premises before mentioned unto said Gwalia (USA) Ltd., its successors and assigns, forever.

AND Frazier Pulpwood Company, Inc. does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Gwalia (USA) Ltd., its successors and assigns, against itself and its successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Frazier Pulpwood Company, Inc. has caused these presents to be signed, sealed, and delivered this 31st day of May, 1990.

Signed, sealed, and delivered  
in the presence of:

Walter R. Clayton  
MSW

FRAZIER PULPWOOD COMPANY, INC.

By:

L. Marion Frazier

ATTEST:

W. James F. Rob

STATE OF SOUTH CAROLINA )

COUNTY OF CHESTER )

PERSONALLY appeared before me W.L.D. Marion  
and made oath that he saw F. Marion Frazier and  
James F. Robinson as President and  
Secretary, respectively, of Frazier Pulpwood Company,  
Inc., a corporation chartered under the laws of the State of  
South Carolina, sign, seal with its corporate seal, and as the  
act and deed of said corporation deliver the within written deed,  
and that he with Debra R. Clayton witnessed the  
execution thereof.

SWORN to before me this 31st day of May,  
1990.

 (SEAL)  
NOTARY PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: 5/4/99

 (L.S.)